

Sample

Mark-to-Market Notification to Owner of Failure of Appeal

Form 10.7(a)

From: OMHAR Regional Office

To: Owner

Transmission: Overnight Hard Copy

(date)

Project Name: _____

FHA Number: _____

Section 8 HAP Contract Number: _____

REMS ID Number: _____

Dear Owner:

Market Rents

1BR \$ _____

2BR \$ _____

3BR \$ _____

4BR \$ _____

[Insert other unit sizes if necessary]

We have reviewed your appeal of the market rents and discussed with the PAE any information you submitted. **While we have fully reviewed the original determination, our review confirms that the market rents listed above are appropriate.**

Since your current Section 8 HAP Contract expired at the end of the first full month after you received the notice advising you of the market rents, we hope that you have already executed the revised Section 8 HAP Contract that was provided to you.

If you did not execute the Section 8 HAP Contract, HUD will be unable to honor your requisitions and will have no choice but to assume that you intend to opt out of the Program. In order to begin procedures to provide Section 8 tenant-based assistance to the tenants of this property, you will be given a short-term renewal at market rents in order to comply with the one-year Notice requirements to tenants or to provide sufficient time to process tenant-based vouchers. If your decision is to opt out, we strongly urge you to contact your HUD Project Manager immediately.

In any case, HUD's execution of the contract is conditioned upon the availability of funds.

If you have any questions about this transaction, please do not hesitate to contact [insert OMHAR contact name] at [insert phone].

Sincerely,

OMHAR Regional Office

cc: HUD Project Manager
Section 8 Contract Administrator
PAE